

151.0

0001

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

747,600 / 747,600

USE VALUE:

747,600 / 747,600

ASSESSED:

747,600 / 747,600



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|------------------------|
| 126 | | OAKLAND AVE, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|-----------------------------------|--|
| Owner 1: MUISE JOHN F & BARBARA A | |
| Owner 2: | |
| Owner 3: | |

Street 1: 126 OAKLAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MUISE JOHN F & BARBARA A -

Owner 2: -

Street 1: 126 OAKLAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Clapboard Exterior and 1668 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 6000 | | Sq. Ft. | Site | | 0 | 70. | 1.00 | 8 | | | | | | | | | 420,000 | | | | | | 420,000 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 6000.000 | 326,400 | 1,200 | 420,000 | 747,600 | | 99770 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/31/18 |

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | 151.0-0001-0002.A | !11816! | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------|------------|--|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | |
| 2020 | 101 | FV | 326,400 | 1200 | 6,000. | 420,000 | 747,600 | 747,600 | Year End Roll | 12/18/2019 | |
| 2019 | 101 | FV | 258,400 | 1200 | 6,000. | 420,000 | 679,600 | 679,600 | Year End Roll | 1/3/2019 | |
| 2018 | 101 | FV | 258,400 | 0 | 6,000. | 372,000 | 630,400 | 630,400 | Year End Roll | 12/20/2017 | |
| 2017 | 101 | FV | 258,400 | 0 | 6,000. | 312,000 | 570,400 | 570,400 | Year End Roll | 1/3/2017 | |
| 2016 | 101 | FV | 258,400 | 0 | 6,000. | 312,000 | 570,400 | 570,400 | Year End | 1/4/2016 | |
| 2015 | 101 | FV | 252,200 | 0 | 6,000. | 270,000 | 522,200 | 522,200 | Year End Roll | 12/11/2014 | |
| 2014 | 101 | FV | 252,200 | 0 | 6,000. | 261,000 | 513,200 | 513,200 | Year End Roll | 12/16/2013 | |
| 2013 | 101 | FV | 252,200 | 0 | 6,000. | 248,400 | 500,600 | 500,600 | | 12/13/2012 | |

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-------|
| MUISE JOHN F & | 72122-546 | 1 | 1/14/2019 | Convenience | | 10 | No | No | |
| MUISE JOHN F & | 39226-587 | | 5/17/2003 | Family | | | No | No | |
| | 15324-335 | | 11/1/1983 | | 82,000 | No | No | Y | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | | | |
|------------------|--|--|--|--|--|--|--|--|--|----------------------|--------------|--|--|-----|-----------|------|--|
| Date | | | | | | | | | | Date | | | | | By | Name | |
| 10/11/2002 | | | | | | | | | | 5/31/2018 | Meas/Inspect | | | BS | Barbara S | | |
| 1/9/1995 | | | | | | | | | | 11/3/2008 | Meas/Inspect | | | 163 | PATRIOT | | |
| | | | | | | | | | | 4/14/2000 | Inspected | | | 197 | PATRIOT | | |
| | | | | | | | | | | 12/7/1999 | Mailer Sent | | | | | | |
| | | | | | | | | | | 11/19/1999 | Measured | | | 263 | PATRIOT | | |
| | | | | | | | | | | 1/1/1982 | | | | KM | | | |

Sign: VERIFICATION OF VISIT NOT DATA / / /

| | | | | | | | | | | | | | | | | | |
|---|-------------------|-----------------|-----|---------------------------|-----------------|---------|--------|-------------------------|------------|--------------|------|----------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 6 | Colonial | | | Full Bath: 1 | Rating: Good | | | PDAS. | | | | | | | | | |
| Sty Ht: 2 | 2 - 2 Story | | | A Bath: | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 3 | Brick or Stone | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 1 | Wood | | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | | |
| Prime Wall: 2 | Clapboard | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 3 | Gambrel | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 1 | Asphalt Shgl | | | Kits: 1 | Rating: Good | | | | | | | | | | | | |
| Color: GREEN | | | | A Kits: | Rating: | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 2 | Rating: Average | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | |
| Grade: C+ - Average (+) | | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: 1930 | Eff Yr Blt: | | | Location: | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | |
| Jurisdict: G4 | | Fact: . | | Floor: | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AG - Avg-Good | 26. | % | | Exterior: | | No Unit | RMS | BRS | FL | | | | |
| Prim Int Wall: 2 | Plaster | | | Functional: | | % | | Interior: | | 1 | 6 | 3 | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | | Additions: | | | | | | | | | |
| Partition: T | Typical | | | Special: | | % | | Kitchen: | | | | | | | | | |
| Prim Floors: 3 | Hardwood | | | Override: | | % | | Baths: 2002 | | | | | | | | | |
| Sec Floors: | | % | | Total: | 26.4 | % | | Plumbing: | | | | | | | | | |
| Bsmnt Flr: 12 | Concrete | | | CALC SUMMARY | | | | Electric: | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: 125.00 | | | | Heating: | | | | | | | | | |
| Bsmnt Gar: | | | | Size Adj.: 1.27942085 | | | | General: | | | | | | | | | |
| Electric: 3 | Typical | | | Const Adj.: 1.00969899 | | | | COMPARABLE SALES | | | | SUB AREA | | | | | |
| Insulation: 2 | Typical | | | Adj \$ / SQ: 161.479 | | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | |
| Int vs Ext: S | | | | Other Features: 88000 | | | | | | | | | | | | | |
| Heat Fuel: 2 | Gas | | | Grade Factor: 1.10 | | | | | | | | | | | | | |
| Heat Type: 5 | Steam | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | Adj Total: 443539 | | | | | | | | | | | | | |
| % Com Wall | | % Sprinkled: | | Depreciation: 117094 | | | | | | | | | | | | | |
| | | | | Depreciated Total: 326445 | | | | | | | | | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | |
| Make: | | Model: | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Serial #: | | Year: | | Color: | | | | | | | | | |
| PARCEL ID 151.0-0001-0002.A | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 1980 | 0.00 | T | 31.2 | 101 | | | | | |
| 19 | Patio | D | Y | 2 | 126 | A | AV | 2005 | 5.23 | T | 11.2 | 101 | | | 1,200 | | 1,200 |
| More: N | Total Yard Items: | 1,200 | | Total Special Features: | | | Total: | 1,200 | | IMAGE | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | |